ASSOCIATION OF THE UNITED STATES ARMY INSTITUTE OF LAND WARFARE

"INSTALLATION CAPABILITIES FOR A TRANSFORMED ARMY"

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Army's Footprint Shrinks

	2005	2012
Army Bases		
Active Installations	116	60
AR Installations	4	4
ARNG Installations	59	59
Army Reserve Centers	842	747
Guard Readiness Centers	2890	2724
Land Acreage		
United States	15,195,000	14,861,000
Europe	162,000	73,000
Asia	51,000	40,000
Other Overseas	15,000	15,000
Buildings (million square feet)		
United States	774	699
Europe	153	65
Asia		21
		7

Drivers & Unknowns

- Transformation to Army Modular Force
- Integrated Global Posture and Basing Strategy (IGPBS)
- Base Realignment and Closure (BRAC) 2005
- Resource Competition within Army/DoD
- Supplementals
- Congressional Actions

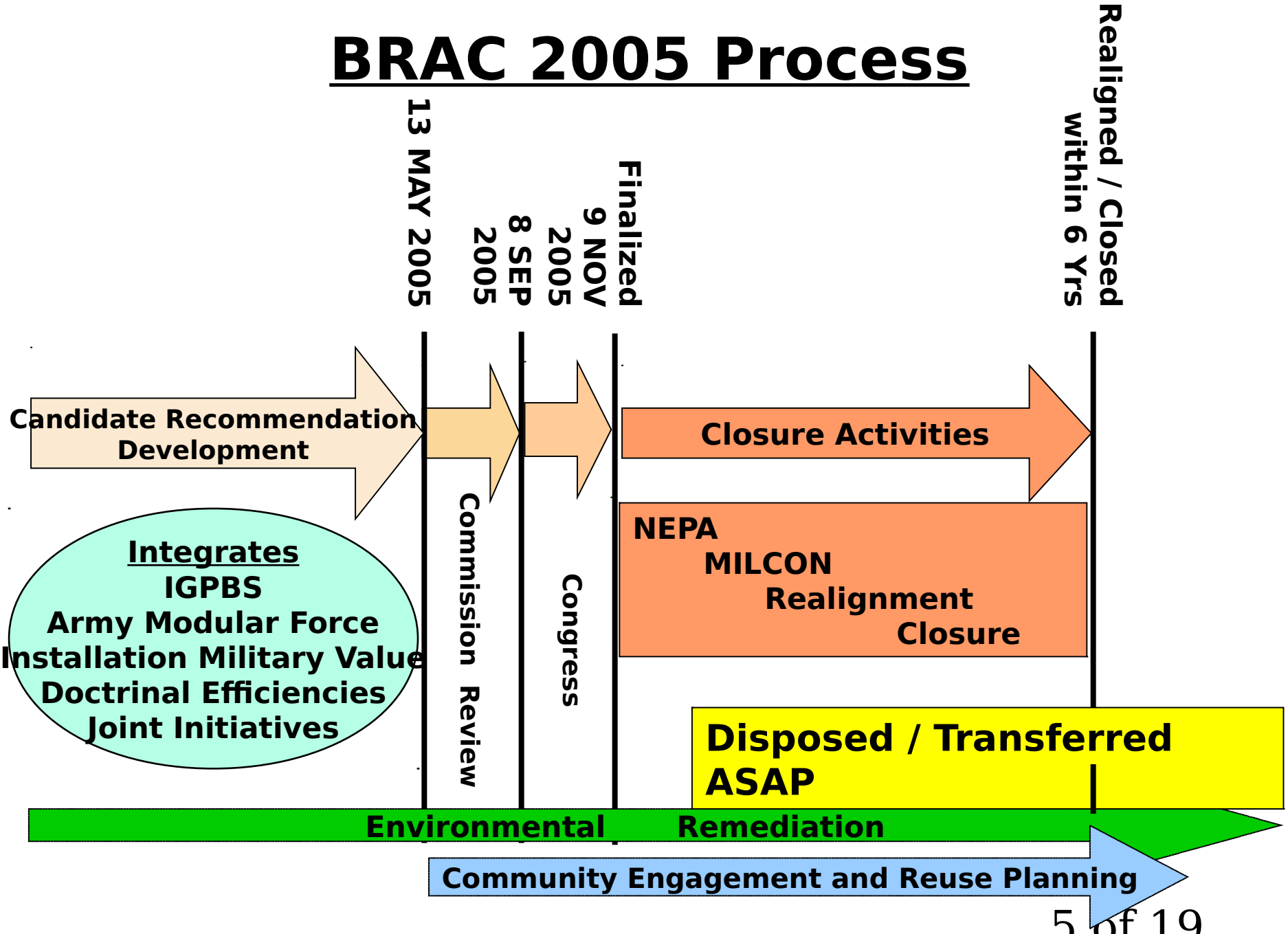
Army BRAC 2005 Snapshot

- 13 Active Closures
  - 5 HQ Installations
  - 3 Depots
  - 4 Ammunition Plants
  - 1 Reserve Garrison
- 211 Guard Closures (State Optional)
- 175 Reserve Closures

- 54 Installations 'Touched'
  - 50 Active Installations
  - 4 Reserve Garrisons
- 125 New Armed Forces Reserve Centers

804 Individual Actions in BRAC Recommendations

BRAC 2005 Process



Army Operating Principles and Strategies

- Implement major actions in 4 years
- Expedite mission movements
- Expedite real property conveyances
- Early communication with affected communities
- Use best business practices
- Make use of all available authorities
- Turn over property when last soldier leaves

Army will execute BRAC in 3 phases

Phase I - Advance Planning

Significant Activities during this phase:

- MILCON Planning
- Installation profile assessment
- Environmental Characterization of Property
- Model deed and Finding of Suitability to Transfer (FOST)
- Lean Six Sigma real property disposal and analysis
- Community outreach
- BRAC 2005 Budget development

MILCON Planning

- Planning charrettes have been ongoing
- U.S. Army Corps of Engineers (USACE) implementing MILCON Transformation
- Need to build permanent facilities
- MILCON funding over the next six years: $30 - $40 Billion
- Funding will support:
  - BRAC 2005
  - Integrated Global Posture and Basing Strategy
  - Army Modular Force
  - Regular MILCON program
- Army leadership is prioritizing actions – ACSIM is sequencing work plan

Installation Profile Assessments

- Effort underway with world class real estate contractor
- Reviewing local economic and real estate conditions and property characteristics
- Identifying a range of potential reuse opportunities
- Focused on accelerating the transfer of property to beneficial reuse

Army Environmental Efforts

- Significant cleanup progress since prior BRAC rounds

- Army completing property characterization
  - Environmental Condition of Property
  - Gap Analysis

- NEPA Compliance

- Support expeditious MILCON and Real Property transfer

Model Deed and Finding of Suitability to Transfer

- Model Deed – Conveys title to real property from the Army to non-Federal entities
- Model FOST – A determination by the Army that the property is suitable for transfer
- Removes uncertainty for regulators and transferees regarding Army requirements for transfer documents

Lean Six Sigma

Analyzed BRAC Real Property Disposal Process

- Eliminating redundant processes
- Linked environment and real estate processes
- Look for changes in USACE Real Estate practices

Community Outreach

Information Sources:

DoD BRAC website:
www.dod.mil/brac

Army BRAC website:
www.hqda.army.mil/acsim/brac

Office of Economic Adjustment website:
www.oea.gov

BRAC 2005 Budgets

- BRAC 2005 will execute from FY2006 to FY2011
- DoD appropriation acted on by the MILCON committees
- DoD must present budget details to Congress prior to release of FY2006 funds for execution
- FY2007 budget will be initial presentation of 6 year BRAC plan to Congress
- Subsequent submissions will refine FY2008 to FY2011 programs

Phase II - Implementation of Closure and Realignment

- Perform NEPA analysis
- Complete property screening
- Execute MILCON
- Provide technical assistance and support to communities in redevelopment planning
- Move units and functions
- Complete environmental restoration of the property

Partnership with Communities essential

Real Property Screening

- Notices of availability (NOA) will be issued within one week of the BRAC 2005 becoming law
- Agencies have 30 days from date of NOA to express interest in property
- Request for transfer must be signed by head of agency and received within 60 days of date of NOA
- Required to pay fair market value
- Must agree to accept custody of the property when offered
- Must agree to accept the property in “as-is” condition

Phase III - Real Property Transfer

- Determine DoD and Federal Property needs
- Streamline Fed-to-Fed transfers
- Select property disposal alternative (Tool Box)
- Utilize “Early Transfer” authority when possible
- Army knows how to transfer real property

Timely community redevelopment planning is

Army Knows How to Transfer Real Property

- 207,750 acres BRAC/Non-BRAC property transferred using conservation and economic conveyances in past 3 years

- Every tool available is being utilized:
  - Federal Property Act
  - BRAC Property for MILCON Authority
  - Conservation Conveyance Authority

BRAC 2005 INSTALLATIONS AND ENVIRONMENT LEADERSHIP